



Document 2012 1914

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Date 6/29/2012 Time 11:19 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$119.20

Rev Stamp# 193 DOV# 207

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-5724

Return to:

Timothy Howard and Nancy Howard, 8416 Prairie Ave, Urbandale, IA 50322

Mail tax statements to:

Timothy Howard and Nancy Howard, 8416 Prairie Ave, Urbandale, IA 50322

Order No.: MES-39829/CC

2  
1/2  
2  
\$75,000.00  
LP

## WARRANTY DEED

Legal: Lot Fifteen (15) of Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (1/2) of the Northwest Quarter (1/4), in the South Half (1/2) of the Northeast Quarter (1/4), in the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and in the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



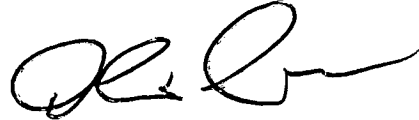
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **David L. Robbins and Brenda Bohnenkamp, husband and wife**, does hereby convey unto **Timothy Howard and Nancy Howard, husband and wife**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

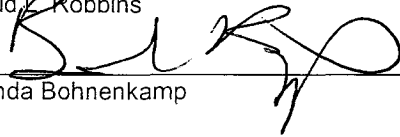
**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.



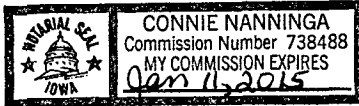
David L. Robbins



Brenda Bohnenkamp

STATE OF  Iowa  )  
COUNTY OF  Madison  ) SS:

This instrument was acknowledged before me on  June 26  20 12  by David L. Robbins and Brenda Bohnenkamp, husband and wife.



Connie Nanninga - Lucia   
Notary Public in and for said State